

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 26 2017

DEPARTMENT OF
WATER RESOURCES

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
*See Exhibit A attached	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Murphy Land Company, LLC, an Idaho limited liability company
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Global AG Properties II USA LLC, a Delaware limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
c/o Westchester Group Investment Management, Inc., Champaign IL 61820
2004 Fox Drive, Suite L City State ZIP
Mailing address cfisher@wgimglobal.com
217-352-6000 Email
Telephone
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: April 17, 2017
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: See signature page attached hereto. _____
Signature of new owner/claimant Title, if applicable Date
- Signature: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by VO Date 5/26/17 Receipt No. C103631 Receipt Amt. 400
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by _____ Processed by [Signature] Date 5-30-17

SUPPORT DATA
IN FILE # 2-57

Signature Page to Notice of Change in Water Right Ownership

Dated as of April 21, 2017

GLOBAL AG PROPERTIES II USA LLC, a
Delaware limited liability company

By: Westchester Group Investment
Management, Inc., its Property Manager

By: Patrick Trainor
Name: Patrick Trainor
Title: EVP

EXHIBIT A

LIST OF WATER RIGHT

Water Right/Claim No.	Split?	Leased to Water Supply Bank?
2-7036	No	No
2-7037	No	No
2-7038	No	No
2-7127	No	No
2-57	No	No
2-2129	No	No
2-7025	No	No
2-2130	No	No
2-2406	No	No
2-7350	No	No
2-7033	No	No
2-7034	No	No
2-7020	No	No
2-7021	No	No
51-10373	No	No
51-10374	No	No

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

Instrument # 292512
MURPHY, OWYHEE, IDAHO
2017-04-17 01:08:52 No. of Pages: 11
Recorded for: PIONEER TITLE CANYON - CALDWEL
ANGELA BARKELL Fee: \$40.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

When recorded return to:

Carolyn Fisher
Westchester Group Investment Management, Inc.
2004 Fox Drive, Suite L
Champaign, IL 61820

Mail Tax Statements to:
Westchester Group Investment Management, Inc.
2004 Fox Drive, Suite L
Champaign, IL 61820

581271

WARRANTY DEED

FOR VALUE RECEIVED, MURPHY LAND COMPANY, LLC, an Idaho limited liability company ("Grantor") hereby grants, bargains, sells and conveys unto GLOBAL AG PROPERTIES II USA LLC, a Delaware limited liability company ("Grantee"), the real property located in Owyhee County, Idaho and legally described on Exhibit A attached hereto.

Grantor conveys said property, with all water rights and other appurtenances thereto, to Grantee and to its successors and assigns to have and to hold forever, including, without limitation, the Water Rights listed on Exhibit B attached hereto. Grantor does hereby covenant to and with Grantee that Grantor owns said premises in fee simple, that the premises are free from all encumbrances, except for the Permitted Exceptions set out on Exhibit C attached hereto.

Grantor reserves a non-exclusive easement for ingress and egress over the roadway described on Exhibit D attached hereto. Grantor shall keep such roadway in good condition and repair at Grantor's cost and expense.

DATED as of April 17, 2017.

Grantor

MURPHY LAND COMPANY, LLC, an
Idaho limited liability company

By: Frank Tieg
Frank Tieg, Managing Member

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REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

When recorded return to:

Carolyn Fisher
Westchester Group Investment Management, Inc.
2004 Fox Drive, Suite L
Champaign, IL 61820

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DATED as of April 17, 2017.

Grantor

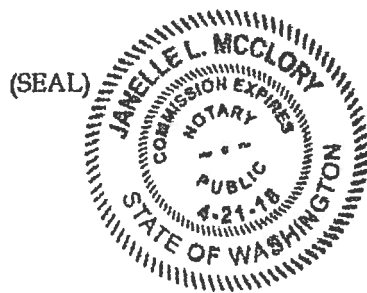
MURPHY LAND COMPANY, LLC, an
Idaho limited liability company

By: Frank Tiegs
Frank Tiegs, Managing Member

STATE OF ~~IDAHO~~ ^{Washington})
COUNTY OF Franklin) :ss.

On this 12th day of April, 2017, before me, personally appeared Frank Tiegs, known or identified to me to be the person who executed the foregoing instrument on behalf of MURPHY LAND COMPANY, LLC, an Idaho limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Janelle L. McClorey
NOTARY PUBLIC
Residing at: Richland, WA
Commission expires: 04-21-2018

EXHIBIT A

LEGAL DESCRIPTION

Real property in Owyhee County, Idaho, and legally described as follows:

PARCEL NO. 1:

In Township 5 South, Range 4 East, B.M., Owyhee County, Idaho

Section 36: East Half, the Northwest Quarter, the North Half of the Southwest Quarter

PARCEL NO. 2:

In Township 5 South, Range 4 East, B.M., Owyhee County, Idaho

Section 24: East Half of the Southwest Quarter, the West Half of the Southeast Quarter

Section 25: North Half of the Northwest Quarter

Section 26: East Half of the Northeast Quarter

PARCEL NO. 3:

In Township 5 South, Range 4 East, B.M., Owyhee County, Idaho

Section 25: South Half of the Northwest Quarter, the North Half of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter

PARCEL NO. 4:

In Township 5 South, Range 4 East, B.M., Owyhee County, Idaho

Section 25: South Half of the Southeast Quarter

In Township 5 South, Range 5 East, B.M., Owyhee County, Idaho

Section 30: Government Lots 10 and 11

Section 31: Government Lots 1, 2, and 3, the North Half of the Northeast Quarter

PARCEL NO. 5:

In Township 5 South, Range 5 East, B.M., Owyhee County, Idaho

Section 28: Southwest Quarter of the Southeast Quarter, Southeast Quarter of the Southwest Quarter, South Half of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter, East Half of the West Half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter, East Half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter, Southeast Quarter of the Southwest Quarter of the Southwest Quarter

Section 31: Government Lots 5, 6, and 7, South Half of the Northeast Quarter, North Half of the Southeast Quarter

Section 32: Northeast Quarter, East Half of the Northwest Quarter, Northwest Quarter of the Northwest Quarter, Southwest Quarter of the Northwest Quarter, North Half of the Southeast Quarter, South Half of the Southeast Quarter

Section 33: Northwest Quarter of the Northeast Quarter, North Half of the Northwest Quarter, North Half of the North Half of the Southwest Quarter of the Northeast Quarter, Southwest Quarter of the Northwest Quarter, North Half of the North Half of the Southeast Quarter of the Northwest Quarter

In Township 6 South, Range 5 East, B.M., Owyhee County, Idaho

Section 4: South Half of the Northwest Quarter, Southwest Quarter

Section 5: Government Lots 1, 2, and 3, South Half of the Northeast Quarter, Southeast Quarter of the Northwest Quarter, Northeast Quarter of the Southeast Quarter, North Half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter, North Half of the Southeast Quarter of the Southeast Quarter, Southeast Quarter of the Southeast Quarter of the Southeast Quarter

PARCEL 6:

In Township 5 South, Range 5 East, B.M., Owyhee County, Idaho

Section 31: Government Lots 11 and 12, Southwest Quarter of the Southeast Quarter

In Township 6 South, Range 5 East, B.M., Owyhee County, Idaho

Section 5: Government Lot 4, Southwest Quarter of the Northwest Quarter, North Half of the Southwest Quarter

Section 6: Government Lots 1, 2, 3 and 4, Southeast Quarter of the Northeast Quarter, Southwest Quarter of the Northeast Quarter, Southeast Quarter of the Northwest Quarter, North Half of the Southeast Quarter

EXHIBIT B

LIST OF WATER RIGHTS

- 2-7028 (excluding POU 10)
- 2-7036
- 2-7037
- 2-7038
- 2-7127
- 2-57
- 2-2129
- 2-7025
- 2-2130
- 2-2406
- 2-7350
- 2-7033
- 2-7034
- 2-7020
- 2-7021
- 51-10373
- 51-10374

EXHIBIT C

PERMITTED EXCEPTIONS

1. General taxes for the year 2016, which are liens, of which the first half has been paid, and the second half of which will not become delinquent until June 20, 2017.
2. General taxes for the year 2017, which are liens and are not yet due and payable. Parcel No.: RP05S04E360001A
3. Rights of way for ditches, tunnels and telephone and transmission lines constructed by Authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code 1947. (Affects Parcel No. 1)
4. Exceptions and reservations contained in the Deed from the State of Idaho, wherein mineral rights are reserved to the State. (47-701, Idaho Code 1947) (Affects Parcel No. 1)
5. Reservations contained in United States Patents: Recorded April 15, 1964 in Book 11 of Patents, Page 299, records of Owyhee County, Idaho; Recorded April 15, 1964 in Book 11 of Patents, Page 301, records of Owyhee County, Idaho; Recorded January 8, 1968 in Book 11 of Patents, Page 479, records of Owyhee County, Idaho; Recorded October 12, 1970 as Instrument No. 127185, records of Owyhee County, Idaho; Recorded October 12, 1970 as Instrument No. 127186, records of Owyhee County, Idaho; Recorded November 17, 1972 as Instrument No. 134108, records of Owyhee County, Idaho; Recorded November 17, 1972 as Instrument No. 134109, records of Owyhee County, Idaho; Recorded December 11, 1973 as Instrument No. 138587, records of Owyhee County, Idaho; Recorded October 15, 1979 as Instrument No. 160905, records of Owyhee County, Idaho; Recorded October 25, 1979 as Instrument No. 161047, records of Owyhee County, Idaho; Recorded October 25, 1979 as Instrument No. 161048, records of Owyhee County, Idaho; Recorded December 22, 1980 as Instrument No. 166703, records of Owyhee County, Idaho; Recorded September 25, 2007 as Instrument No. 262542, records of Owyhee County, Idaho.
6. An easement in favor of Idaho Power Company, an Idaho corporation recorded: August 5, 1969, Instrument No.: 123964, and recorded August 6, 1974 as Instrument No. 141300, Owyhee County records and recorded March 17, 1977 as Instrument No. 150099, Owyhee County records
7. An easement for construction of aerial marker in favor of Idaho Power Company Recorded: October 29, 1979, Instrument No.: 145488.
8. An easement in favor of Idaho Power Company, an Idaho corporation Recorded: March 28, 1968, Instrument No.: 120464 and Recorded: April 11, 1972 as

Instrument No. 131831, Owyhee County records, and Recorded: April 11, 1972 as Instrument No. 131832, Owyhee County records, and Recorded: July 6, 1972 as Instrument No. 132909, Owyhee County records, and Recorded: March 24, 1974 as Instrument No. 139535, Owyhee County records, and Recorded: March 24, 1974 as Instrument No. 139536, Owyhee County records, and Recorded: August 21, 1979 as Instrument No. 160211, Owyhee County records, and Recorded: August 21, 1979 as Instrument No. 160212, Owyhee County records, and Recorded: August 21, 1979 as Instrument No. 160213, Owyhee County records, and Recorded: August 21, 1980 as Instrument No. 164833, Owyhee County records, and Recorded: April 7, 1981 as Instrument No. 168060, Owyhee County records

9. An easement in favor of Idaho Power Company, an Idaho corporation Recorded: August 15, 1994, Instrument No.: 213512
10. An easement in favor of Idaho Power Company, an Idaho corporation Recorded: November 28, 1994, Instrument No.: 214256
11. Right to convey 1000 inches of irrigation water across the lands described herein to a point on the East sideline of the Southwest Quarter of Section 25, Township 5 South, Range 4 East, B.M., as reserved in the deed from James L. Morrison and Dolly V. Morrison, husband and wife, recorded January 13, 1967 in Book 59 of Deeds at page 507, Owyhee County records. Affects: a portion of Parcel 5
12. An easement in favor of Gem State Utilities Corporation, a corporation, Recorded: July 19, 1982, Instrument No.: 173483. Affects: Portions of Sections 31 and 32 of said Township 5 South, Range 5 East, Owyhee County, Idaho
13. Matters disclosed by Record of Survey, Recorded: June 1, 1999, Instrument No.: 228730.
14. Matters disclosed by Record of Survey Recorded: December 9, 1999, Instrument No.: 230632
15. Subject to any rights, title or interest of the United States of America, State of Idaho, County of Owyhee, the Idaho Power Company and the public below the Ordinary High Water Mark of the Bruneau River.
16. Any claim arising from the difference in the mean high water line of the Bruneau River and the meander line as shown by the Original Government Survey.
17. Right, title and interest of the State of Idaho within the natural bed of the Bruneau River below the ordinary high water line, and also excepting any artificial accretions waterward of said ordinary high water line.
18. Title to the State of Idaho to the bed of C. J. Strike Reservoir, a navigable body of water, to the natural or ordinary high water line.

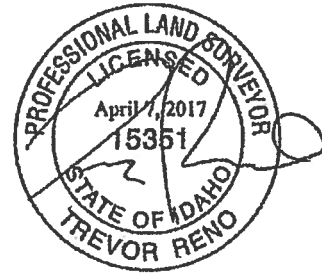
19. Exceptions and reservations contained in the Deed from the State of Idaho to James L. Morrison and Dolly V. Morrison, husband and wife, recorded June 29, 1979, as Instrument No. 159504, records of Owyhee County, Idaho; wherein mineral rights are reserved to the State. (47-701 Idaho Code 1947). Affects a portion of Parcel I
20. Exceptions and reservations contained in the Deed from the State of Idaho to James L. Morrison and Dolly V. Morrison, husband and wife, recorded June 29, 1979, as Instrument No. 159505, records of Owyhee County, Idaho; wherein mineral rights are reserved to the State. (47-701 Idaho Code 1947). Affects a portion of Parcel I
21. Matters disclosed by Record of Survey Recorded: December 12, 2007, Instrument No.: 263334.
22. Terms and conditions of Application for Conditional Use Permit filed by Idaho Energy Complex, RE: No. 08-05 Memorandum of Decision recorded July 10, 2008 as Instrument No. 265581, Owyhee County records.
23. An easement in favor of Idaho Power Company, an Idaho corporation Recorded: April 8, 2013, Instrument No.: 280583
24. Matters disclosed by Record of Survey Recorded: February 25, 2016, Instrument No.: 288898.
25. Rights and claims in and to those portions of said premises lying within the right of ways of ditches, canals, laterals, and roads, including but not limited to Tindall Road.

EXHIBIT D

DESCRIPTION OF RESERVED EASEMENT

[see attached]

April 7, 2017
JOB # 12016-17A1
WESTCHESTER AGRICULTURE ASSET MANAGEMENT



EASEMENT 1

L E G A L D E S C R I P T I O N

Part of the NW $\frac{1}{4}$ of Section 32 in Township 5 South, Range 5 East of the Boise Meridian, Owyhee County, State of Idaho.

Beginning at the Northwest Corner of Section 32 in T.5 S., R.5 E., B.M. said corner marked by a U.S. G.L.O. iron pipe with brass cap; Thence North 89 degrees 58 minutes 01 seconds East along the north line of Section 32 for a distance of 841.86 feet to the Point of Beginning;

THENCE North 89 degrees 58 minutes 01 seconds East along the north line of Section 32 for a distance of 30.49 feet;

THENCE South 10 degrees 14 minutes 24 seconds West for a distance of 484.23 feet;

THENCE South 02 degrees 51 minutes 48 seconds East for a distance of 195.55 feet;

THENCE South 07 degrees 57 minutes 33 seconds East for a distance of 444.43 feet;

THENCE South 11 degrees 38 minutes 01 seconds East for a distance of 224.56 feet;

THENCE South 20 degrees 19 minutes 15 seconds East for a distance of 460.55 feet;

THENCE South 22 degrees 56 minutes 43 seconds East for a distance of 589.33 feet;

THENCE South 12 degrees 08 minutes 39 seconds East for a distance of 205.61 feet;

THENCE South 02 degrees 10 minutes 31 seconds East for a distance of 96.90 feet;

THENCE South 10 degrees 32 minutes 55 seconds West for a distance of 40.63 feet to the south line of the NW $\frac{1}{4}$;

THENCE South 89 degrees 54 minutes 31 seconds West along said $\frac{1}{4}$ section line for a distance of 30.52 feet;

THENCE North 10 degrees 32 minutes 55 seconds East for a distance of 42.92 feet;

THENCE North 02 degrees 10 minutes 31 seconds West for a distance of 90.93 feet;

THENCE North 12 degrees 08 minutes 39 seconds West for a distance of 200.16 feet;

(Con't on Page 2)

April 7, 2017
JOB # 12016-17A1
WESTCHESTER AGRICULTURE ASSET MANAGEMENT

EASEMENT 1 (Con't)
(Page 2)

THENCE North 22 degrees 56 minutes 43 seconds West for a distance of 587.18 feet;

THENCE North 20 degrees 19 minutes 15 seconds West for a distance of 463.51 feet;

THENCE North 11 degrees 38 minutes 01 seconds West for a distance of 227.80 feet;

THENCE North 07 degrees 57 minutes 33 seconds West for a distance of 446.73 feet;

THENCE North 02 degrees 51 minutes 48 seconds West for a distance of 200.33 feet;

THENCE North 10 degrees 14 minutes 24 seconds East for a distance of 482.24 feet to the Point of Beginning.

Said property contains 1.89 acres more or less.

PREPARED BY:
Desert West Land Surveys
2020 Overland Ave.
Burley, Idaho 83318



RECORD OF SURVEY
for
WESTCHESTER AGRICULTURE ASSET MANAGEMENT

DESERT WEST LAND SURVEYS, P.C.

2020 OVERLAND AVENUE
BURLEY, IDAHO 83318
JOB NO. 1136011-1522
DATE: NOVEMBER 24, 2015

206-678-7112
T. RENO
© Desert West Land Surveys, P.C.

STATE OF IDAHO
COUNTY OF TETON
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 1556
EXPIRATION DATE: NOVEMBER 2019

SKYE ROOT - VICE PRESIDENT
CRYSTAL SPRINGS FARM

SHEET 1 OF 2

